



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 14, 2008

VI.4

ITEM NUMBER

SUBJECT: PLANNING APPLICATION PA-07-41
3400 AVENUE OF THE ARTS

DATE: JANUARY 3, 2008

FOR FURTHER INFORMATION CONTACT: HANH NGUYEN, ASSISTANT PLANNER (714) 754-5640

PROJECT DESCRIPTION

Master plan amendment for "3400 Avenue of the Arts" apartment complex (formerly known as "The Lakes at South Coast") to reduce a landscape/sidewalk easement along a portion of Sakioka Drive from 25 feet to 20 feet.

APPLICANT

Bill Hall is representing the property owner, LA Lakes QRS, Inc.

RECOMMENDATION

Recommend to City Council approval by adoption of Planning Commission resolution, subject to conditions.

HANH NGUYEN
Assistant Planner

KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND

Master Plan PA-85-10, Development Review DR-85-02, and Tract Map T-12341 were approved on January 28, 1985, for a 770-unit residential development in a Planned Development High Density Residential zone. Although the tract map was recorded, the units have never been individually sold. The apartment complex was formerly known as "The Lakes at South Coast"; it is presently named "3400 Avenue of the Arts". The original project included variances for reduced parking requirements (1,494 parking spaces provided; 1,925 spaces required) and for an 18-foot building setback along Sunflower Avenue and Avenue of the Arts (25 feet setback required).

A 25-foot deep easement was provided along Sakioka Drive, which contains a 5-foot wide public sidewalk as well as a 20-foot deep landscape setback. This easement, provided in conjunction with a 7-foot deep landscape parkway abutting the public street, allows the public sidewalk to be placed on private property. Consequently, the 7-foot deep parkway buffers the sidewalk from the public street and provides a more attractive streetscape.

The applicant proposes to reduce the easement along a portion of Sakioka Drive from 25 feet to 20 feet to provide 14 additional onsite parking spaces. The parkway and public sidewalk will be unaffected by this request. City Council review and approval is required because the application involves modifications to a recorded easement.

DISCUSSION

Staff supports the proposed 20-foot landscape/sidewalk easement for several reasons. Code currently requires a 20-foot deep landscape setback along public streets for planned development zones. The reduced easement will allow additional parking spaces onsite and the property will still comply with current open space requirement (53% provided; 42% required). A total depth of 22-feet of landscaped area will remain between the public street and the new parking spaces. Approval of the easement reduction is consistent with the recently approved 890-unit apartment project (The Enclave) located across Sakioka Drive from this site, which was permitted to reduce the easement from 25 feet to 20 feet. Lastly, the mature trees existing on-site will be relocated a few feet to the west to accommodate the new parking spaces; therefore, the streetscape will not substantially change.

The property is located within the North Costa Mesa Specific Plan area; however, there are no policies related to the depth of the landscape easement. Since the reduced setback will conform with the current Code requirements and maintain the streetscape by preserving the existing parkway, sidewalk, and the mature, on-site trees, it is staff's opinion that this request is consistent with the intent of the specific plan to promote and maintain high quality development.

GENERAL PLAN CONFORMITY

Approval of a 20-foot landscape/sidewalk easement is consistent with General Plan Open Space Goal OSR-1 in that open space along Sakioka Drive will be maintained and preserved.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Recommend City Council approves the application for reduced landscape/sidewalk easement from 25 feet to 20 feet, subject to conditions.
2. Recommend City Council denies the application. If City Council denies the application, the applicant could not submit substantially the same project for 6 months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15305 for Minor Alterations in Land Use Limitations.

CONCLUSION

Staff believes that the proposed 20-foot landscape easement is consistent with current Code requirements, the intent of the original easement, the North Costa Mesa Specific Plan, and is compatible with recent approvals within the surrounding area.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 Location/Zoning Map
 Plans

Distribution: Deputy City Manager - Dev. Svs. Director
 Assistant City Attorney
 Assistant City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

cc: Bill Hall
 16361 Scientific Way
 Irvine, CA 92618

 LA Lakes QRS, Inc.
 26 Executive Park, Ste. 125
 Irvine, CA 92614

File: 011408PA0741	Date: 010308	Time: 9:00 a.m.
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RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
COSTA MESA RECOMMENDING APPROVAL OF PLANNING
APPLICATION PA-07-41 TO THE CITY COUNCIL**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bill Hall, authorized agent for LA Lakes QRS, Inc., owner of real property located at 3400 Avenue of the Arts, requesting approval of a master plan amendment to reduce a landscape/sidewalk easement along a portion of Sakioka Drive from 25 feet to 20 feet, within the PDR-HD zoning district; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 14, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **RECOMMENDS APPROVAL TO CITY COUNCIL** of Planning Application PA-07-41 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-07-41 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws.

PASSED AND ADOPTED this 14th day of January 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA))ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 14, 2008, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

**Secretary, Costa Mesa
Planning Commission**

EXHIBIT "A"**FINDINGS**

- A. The master plan amendment meets the broader goals of the General Plan, the North Costa Mesa Specific Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. Specifically, the proposed setback is consistent with current Code requirements as well as will recent approvals for the Enclave apartment project, located directly to the east of this site. The parkway between the street and the sidewalk will remain unchanged and mature trees existing on-site where the parking is proposed, will be relocated to maintain the current appearance of the streetscape.
- B. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. No modification(s) of the approved plans shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.
 2. The conditions of approval, Code provisions, and special district requirements of Planning Application PA-07-41 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. The applicant shall contact the Planning Division to arrange for Planning inspection of the site prior to Building final inspection. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
 4. All construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.



3901 westerly place #111
newport beach, ca 92660

3400 AVENUE OF THE ARTS AIMCO

October 19, 2007

City of Costa Mesa, Planning Division **Master Plan Variance**

"3400 Avenue of the Arts" (formerly known as "The Lakes at South Coast") is a 20+ year old apartment project in the heart of the revitalized South Coast Metro arts district of Costa Mesa. AIMCO, the property Owner, has embarked upon a commendable venture to improve and update the image of this apartment complex. We have proposed updated aesthetics to the property by introducing a more modern and artistic approach in complementing the strong arts movement in the surrounding area.

The project is currently under parked for both residents and visitors since it was planned 20 plus years ago. There is literally no viable space to add new parking on the interior of the project; therefore we have to look at alternative solutions to this issue. The only other area we have found on the site to add parking is along the Sakioka Street frontage. The landscape setback is currently 25 feet from face of curb. In order to add 14 parallel parking stalls along the drive we would need to encroach 5' into the current landscape setback, resulting in a 20' Landscape setback along Sakioka. This would cause the relocation of 21 existing Podocarpus gracillior within the landscape setback. We propose to simply relocate them 5 feet to the east from the proposed parallel parking to solve this conflict. This would keep the appearance and uniformity of the current condition which is mirrored across the street on Sakioka. We feel that this is a fair and adequate solution to the City of Costa Mesa's concern about retaining the integrity of the uniform street tree appearance along Sakioka Street. We would like to ask that the City consider this alternative and grant a revision to the landscape setback for this portion of Sakioka Street in order to help Aimco meet their needs for on-site parking. Thank you.

Bill Hall, RLA
Principal

t. (949) 224-0040
f. (949) 224-0044

www.landarcwest.com

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SANTA ANA



11/11/11

TOWN CENTER DR

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SUNFLOWER AV

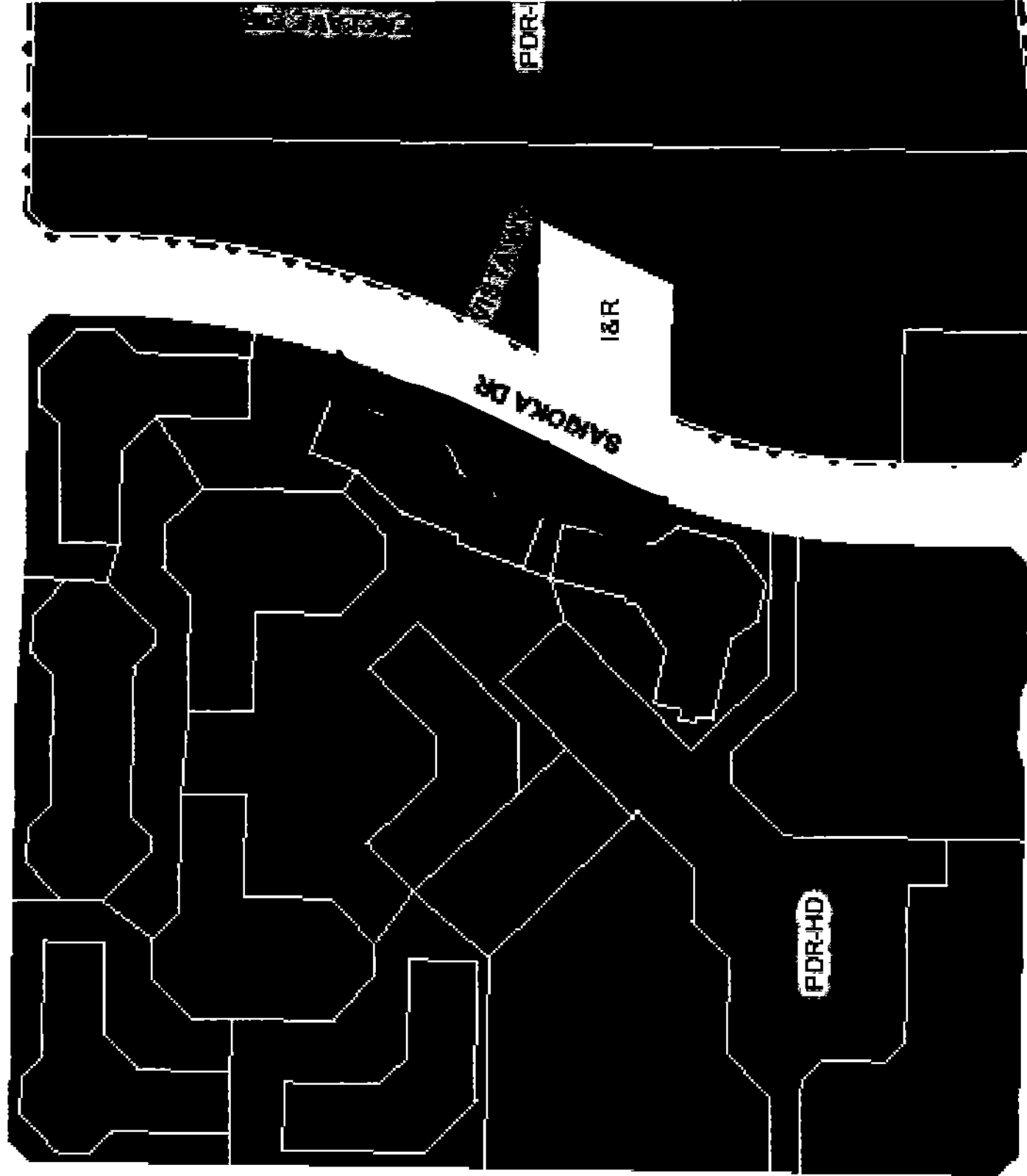
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Revisions:

Sheet Info:	
Drawn by	ISM
Checked by	ISM
Print Date	Oct 2 2007
Job No.	006-1415
Plot Set	agency.mtl

Sheet Title:
SITE PLAN

Sheet Reference:

3400 Avenue of the Arts
Costa Mesa, California
AIMCO
Landscape Development Plan
PHASE 3

Landarc West

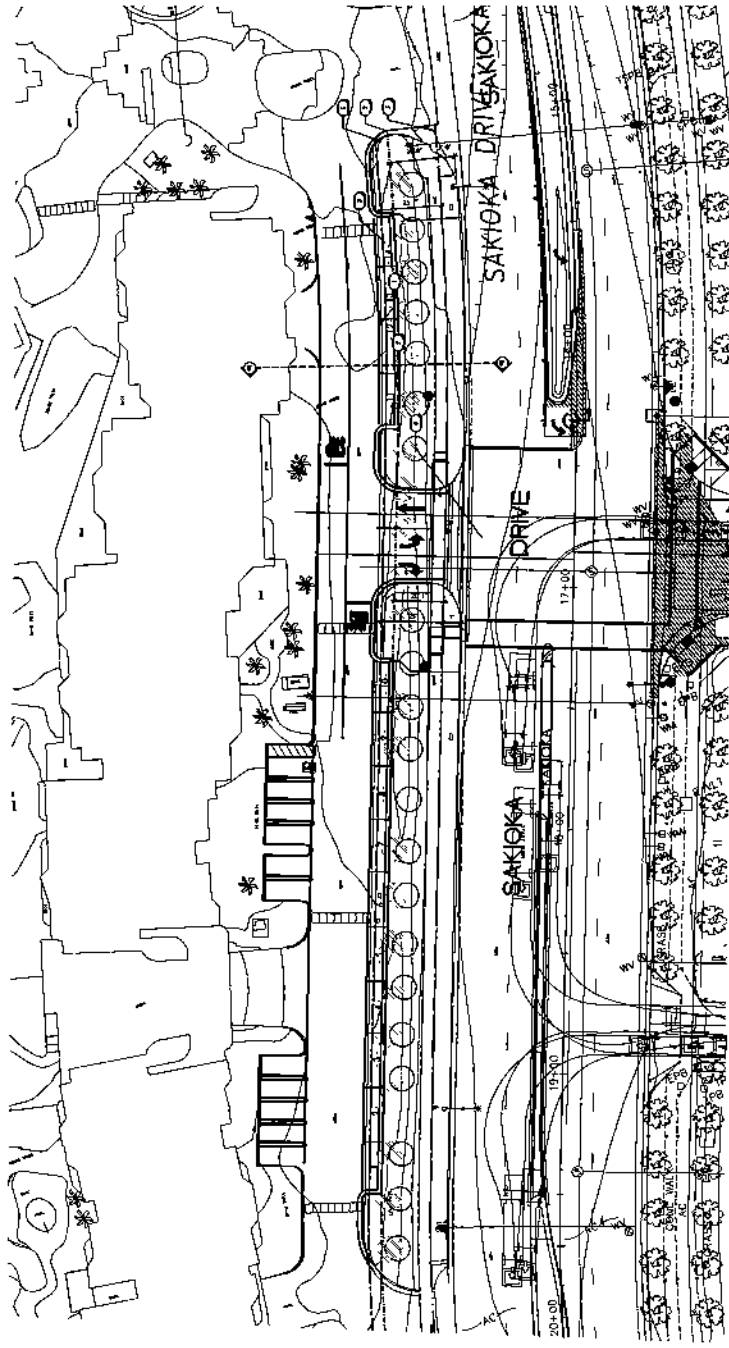
CONSTRUCTION LEGEND

- 1. VARIOUS CLIMATE DATA FOR THE PROJECT AREA
- 2. PROJECTED ANNUAL RAINFALL
- 3. PROJECTED ANNUAL TEMPERATURE
- 4. PROJECTED ANNUAL HUMIDITY
- 5. PROJECTED ANNUAL WIND SPEED
- 6. PROJECTED ANNUAL SUNSHINE
- 7. PROJECTED ANNUAL CLOUD COVER
- 8. PROJECTED ANNUAL FOG
- 9. PROJECTED ANNUAL HAIL
- 10. PROJECTED ANNUAL TORNADOES
- 11. PROJECTED ANNUAL LIGHTNING
- 12. PROJECTED ANNUAL HURRICANES
- 13. PROJECTED ANNUAL EARTHQUAKES
- 14. PROJECTED ANNUAL VOLCANIC ACTIVITY
- 15. PROJECTED ANNUAL ASTEROID IMPACTS
- 16. PROJECTED ANNUAL COMET IMPACTS
- 17. PROJECTED ANNUAL METEOR SHOWER
- 18. PROJECTED ANNUAL SOLAR FLARES
- 19. PROJECTED ANNUAL SPACE DEBRIS IMPACTS
- 20. PROJECTED ANNUAL CLIMATE CHANGE
- 21. PROJECTED ANNUAL OZONE DEPLETION
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TREE LEGEND		QUANTITY
	TESTING PODOCARPUS GINALEX	72
	RELOCATED PODOCARPUS GINALEX	21

SITE TOTAL LANDSCAPE AREA	
POTENTIAL UNDER-CANOPY TREE FOOTAGE	489,377.4 sq. ft.
PROPOSED PARKING/URBANT	120,600 sq. ft.
TOTAL LANDSCAPE	609,977.4 sq. ft.

SITE TOTAL PARKING	
BURNING SITE PARKING STALLS	142
PROPOSED PARKING STALLS	341
TOTAL PARKING STALLS	1900 STALLS



PROPOSED PARALLEL
PARKING/ROADWAY
RE-ALIGNMENT

